

A REDEVELOPMENT OF MONICA NO.17 CHS, CHINCHWAD,PUNE SUMMARY REPORT			
1	Name of Society	MONICA NO.17 CHS	Remarks
2	Address	CTS No. 4211, S.No. 269/1, Plot Nos 32+33, CHINCHWAD, TAL. HAVELI, DIST. PUNE	
3	Plot area	1276.00	as per conveyance
		1276.00	as per previous approved plans
		1263.48	as per 7/12 extracts S.No. 269/1 Plot No.32= 743.22 sqm S.No. 269/1 Plot No.33= 520.26 sqm
		NA	PRC not available for reference
	AREA CONSIDERED FOR CALCULATIONS- stringent of the above	1276.00	SQM. Assuming that PRC will be for this area and demarcation will be obtained for this area
		13734.86	sft
4	No. of existing units/members	29residential units (28 nos. as per sanctioned plan)	
5	Existing building	1 buildings- Gr+1/P+3 floors	as per info available
5a	Existing building approval reference	Approved Building plan made available for reference <b>BP/Chinchwad/52/2003 dt. 07.06.2003</b> (Plan for addition/extension) Existing BUA= 990.37 sqm, ten=25nos Proposed BUA= 285.26 sqm, ten=3 nos Total existing+proposed= 1275.63 sqm ten=28 nos  OC Part1- No.496/93 dt. 26.10.1993 (13 units) OC Part2- No.347/90 dt. 16.10.1990 (12 units) OC for 25 units only	as per info available
5b	Existing FSI as per approved plans (qualifying for incentive FSI for redevelopment)	990.37	as per info available

5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	part building more than 30 years old	YES
6	RR rate for <b>2024-25</b>		
	Open land	<b>21600</b>	Rs/sqm
	Residential tenement	<b>64540</b>	Rs/sqm
	Commercial office	<b>74230</b>	Rs/sqm
	Commercial shop	<b>80680</b>	Rs/sqm
7	Redevelopment brief	To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	1276	sqm
		<b>13734.86</b>	sft
9	Width of existing access rd.	Northside-12m East side- 9m	
10	Road width as per latest DP	no change	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES-UDCPR (Dec 2020)	<b>For plot fronting on =/&gt; 12 m road</b> <b>Basic FSI= 1.1, AddL. TDR= 0.65, AddL. Premium FSI= 0.5</b> <b>Ancillary FSI=60% for residential and 80% for comercial</b> <b>All habitable builtup areas are accounted towards FSI</b> <b>Plot is in "RESIDENTIAL ZONE-R2"</b>	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	<b>The PLOT under consideration IS CURRENTLY NOT UNDER TOD ZONE</b>	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	<b>38.00</b>	in % Detail working as per Calculations, based on assumptions,
		TO	
		<b>41.00</b>	

17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Building height upto <b>45m</b> This scenario, may vary as per other design and financial considerations of the developer and possible revision to statutory provisions which please note.
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate
		"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest.
		"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.
		"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses

**SITE LOCATION IN DP**



Year: 2024-2025 Language: English

Selected District: Pune

Select Taluka: Haveli

Select Village: Chinchwad

Search By:  Survey No.  SubZones

Enter Survey No: 4211 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीसटुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/25 - श्रीधरनगर, जीवननगर, माणिक कॉलनी, गोलाडें ईस्टेट, भोईर कॉलनी, (सुदर्शन नगर) गावडे कॉलनी, देवधर सोसायटी, कामदा सोसायटी व रेल्वे लाईनच्या पश्चिमेकडील उर्वरित क्षेत्र	21600	64540	74230	80680	0	चौ. मीटर सि.टी.एस. नंबर

<b>B MONICA NO.17 Co-op. Hsg. Society Ltd. -EXISTING CARPET AREA STATEMENT</b>											
Sr. no.	Unit	Unit No. as per Con. Deed	area as per index ii		BASED ON AREA CERTIFICATE BY SWARAJ ASSOCIATES DATED 27.05.24 AND DISCUSSION WITH SOCIETY OFFICE BEARERS ON 28.05.24						
			Builtup	Other	Prerera		Rera	Terrace		Total existing RERA area	
					sft		sqm	sft	sft		Actual
			sft		sqm	sft	sft	sft	sft	sft	
1	Flat 01	1	1562		as measured from sanction plan dwg						1351.33
2	Flat 02	G1	539.85		41.85	450	468			468.00	
3	Flat 03	G2	542.73		42.89	462	480.48			480.48	
4	Flat 04	G3	500		37.49	404	420.16			420.16	
5	Flat 05	G4	400		30.37	327	340.08			340.08	
6	Flat 06	F1	492		42.69	460	478.4			478.40	
7	Flat 07	F2	489.33		42.55	458	476.32			476.32	
8	Flat 08	F3	542		42.89	462	480			480.00	
9	Flat 09	F4	550		41.85	450	468			468.00	
10	Flat 10	F5	400		30.98	333	346.32			346.32	
11	Flat 11	F6	500		35.85	386	401.44			401.44	
12	Flat 12	F7	500		37.49	404	420.16			420.16	
13	Flat 13	F8	400		30.37	327	340.08			340.08	
14	Flat 14	S1	532.62		42.69	460	478.4			478.40	
15	Flat 15	S2	541		42.55	458	476.32			476.32	
16	Flat 16	S3	494		42.89	462	480.48			480.48	
17	Flat 17	S4	538.48		41.85	450	468			468.00	
18	Flat 18	S5	380		30.98	333	346.32			346.32	
19	Flat 19	S6	495		35.85	386	401.44			401.44	
20	Flat 20	S7	495		37.49	404	420.16			420.16	
21	Flat 21	S8	400		30.37	327	340.08			340.08	
22	Flat 22	T1	542		42.55	458	476.32	473.40	189.36	665.68	
23	Flat 23	T2	542		42.89	462	480.48	461.67	184.67	665.15	
24	Flat 24	T5	400		30.98	333	346.32			346.32	
25	Flat 25	T6	500		35.85	386	401.44			401.44	
26	Flat 26	T7-A	500		37.49	404	420.16			420.16	
27		T7-B			30.37	327	340.08			340.08	
28	Flat 27	27	1668.4		as measured from sanction plan dwg						1333.16
29	Flat 28	28	1655.6		as measured from sanction plan dwg						1266.77
										15320.74	

<b>C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS</b>			
		CTS No. 4211, S.No. 269/1, Plot Nos 32+33, CTS No. CHINCHWAD, TAL. HAVELI, DIST. PUNE	
1	GROSS PLOT AREA		
2	GROSS PLOT AREA CONSIDERED	1276.00	sqm, assuming that demarcation will be obtained corresponding to revenue record area
3	Gross plot area considered for calculations	<b>1276.00</b>	=2)
4	Road widening		existing road unchanged
a	Previously acquired	nil	
b	New RW as per current DP	0.00	
5	DP reservations	0.00	
6	Balance plot	1276.00	3)-4b)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	considering that the plot is part of approved layout wherein open space is already provided,
9	Net plot	<b>1276.00</b>	6)-7)
		<b>FSI/TDR</b>	<b>ANCILLARY</b>
10a	Basic FSI	<b>1.10</b>	<b>0.60</b>
10b		<b>1403.60</b>	
11a	Premium FSI potential (on gross plot)	<b>0.50</b>	
11b		<b>638.00</b>	
12a	TDR Potential (on gross plot)	<b>0.65</b>	
12b		<b>829.40</b>	
13	TOTAL	<b>2871.00</b>	<b>1722.60</b>
14	MAX FSI POTENTIAL	<b>4593.60</b>	
15	APPROX. FSI FEASIBLE	<b>4593.60</b>	
	Components	FSI/TDR	ANCILLARY
16	Basic FSI	1403.60	
17	Incentive FSI (greater of Existing FSIx30% and existing no. of tenements x 15)	375.00	
18a	TDR generated Insitu	0.00	
18b	TDR purchased from outside (prop. balance as required to meet feasible potential)	485.51	
17	Premium FSI (prop. balance as required to meet feasible potential)	606.89	
19a		2871.00	1722.60
19b	TOTAL FSI FEASIBLE	<b>4593.60</b>	

20a	Gross SBUA feasible	5,420.45		may vary. Can be ascertained only after detail design
20b		58,345.70		sft
	Corresponding			
21a	(RERA)Carpet	4015.15		20)/1.35
21b		43219.04		sft
<b>D FINANCIAL FEASIBILITY CALCULATIONS</b>				
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3,608.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	2,105.11		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	22.50%	20.00%	as per assumption, may vary
4		473.65	421.02	lakhs of Rs
5	Min. sale value to be recovered by dev.	2,578.76	2,526.14	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	NA		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	NA		
6c	Average rate of Residential sale (including proportionate rate of parking sale)	8,500		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection )	NA		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection )	NA		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection )	100.00		
7d	Average rate of FREESALE (incl. parking) based on 6 (a to c) and 7 (a to c)	8,500		
7	Min. salable stock for developer	30,338.39	29,719.24	5) x 100000/7d) sft
<b>Balance stock for Rehabilitation</b>				
8	Rehab stock ( SBUA) for rehab. of existing	28,007.31	28,626.46	C20b)-D7) sft
9	Rehab stock- Effective carpet area	20,746.16	21,204.79	8)/1.35 sft
10	Rehab Existing carpet area	15,080.17	15,080.17	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	5,665.99	6,124.62	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	38.00	41.00	percent

<b>E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)</b>						
<b>ASR VALUES 2024-25</b>						
	OPEN LAND	21600		Rs		
	CONST. RATE	26620		/sqm	<b>PLOT</b>	
	Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in Rs
<b>E1</b>	<b>FSI purchase costs</b>					
	Basic FSI	21600	sqm	0%	1403.60	0
	Incentive FSI	21600	sqm	0%	375.00	0
	Premium FSI	21600	sqm	35%	606.89	45,88,080
	TDR (rate subject to market volatility, AND MAY VARY SUBSTANTIALLY)	21600	sqm	<b>100%</b>	485.51	1,04,87,040
	Ancillary FSI	21600	sqm	15%	1722.60	55,81,224
					4593.60	2,06,56,344
	5% escalation and cont.					10,32,817
						<b>2,16,89,161</b>
<b>E2</b>	<b>Municipal Statutory fees</b>					
1a	Land dev.charges				approved layout	0
1b	I to R conversion charges				NA	0
2	Development charges					
	commercial (assumed 0%)	21600	sqm	8%	0.00	0
	residential (assumed 100%)	21600	sqm	4%	4593.60	<b>39,68,870</b>
3	C&D				tentative lumsum	2,00,000
4	Upkaar					
	commercial					0
	residential	26620	sqm	1.0%	4593.60	12,22,816
5	Basement excavation (tentative quantity)	1500	cum	100%	50.00	75,000
6	Waterline development charges					
7	Road Dev. charges					
	<b>FIRE CHARGES-TENTATIVE</b>					
8a	Fire service charges 0 to 45m	26620	sqm	0.25%	5512	3,66,845
8b	1% Annual fees					5,000
9	<b>TOTAL</b>					<b>58,38,532</b>
10	<b>5% escalation and cont.</b>					2,91,927
11	<b>AMT. with escalation</b>					<b>61,30,458</b>
12	Approx. cost per sft of SBUA				58345.70	<b>105</b>
<b>Based on assumptions. Subject to variation</b>						



F DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2024-25	21600		Rs/sqm	
	Construction- RR rate for 2024-25	26620		Rs/sqm	
		2473.06		Rs/sft	
	RESIDENTIAL -RR rate for 2024-25	64540		Rs/sqm	
		5995.91		Rs/sft	
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs
1	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	58345.70	sft	2360	1376.96
2a	FSI purchase Cost	As per statement			216.89
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			61.30
3	ULC Cost	NA			0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months				
4	Rs 15/sft for Residential	15320.74	sft	15	55.15
5	Relocation cost (@ ___ Rs per unit)	29.00	nos	20000	5.80
6	Monetary Compensation/Betterment Charges to existing members	0.00	sft	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 1.0 lakhs per existing unit	29.00	nos	100000	29.00
8a	Parking compensation			Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation			Not considered, if required the society should specify	0.00
9	Tentative valuation of GST impact				
	Basic Values and assumptions				
a	Total (builtup)area of project @ Rera carpet x 1.1	4416.66	sqm		
b	Approx. (builtup)Area allocated for Rehab ( Only For calculation purposes evaluated @ extra ___% over existing carpet)	2184.10	sqm		39.5
c	Approx. (builtup) area for freesale	2232.56	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	446.51	sqm	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	288.18	lacs of Rs.	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category	
2	Value of "affordable" unsold (freesale) units	0.00			

e	Approx. sale rate Considered at residential rate	64540.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	2850.51	lacs of Rs		
10	<b>GST IMPACT</b>				
<b>A</b>	<b>On "transfer of development rights by society to developer"</b>				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	2.93		18%	0.53
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% on value of unsold units at completion/1st possession	288.18		18%	
				51.87	
2b	2nd evaluation: 5% on value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	288.18		5%	
				14.41	
	Lesser of 2a) and 2b) to be considered				14.41
<b>B</b>	<b>Supply of "construction service" by developer to society</b>				
	5% of value of non-affordable rehab tenements	1409.62		5%	70.48
<b>C</b>	<b>Transactions between developer and existing member of society</b>				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	<b>TOTAL APPROX. GST IMPACT</b>				<b>85.42</b>
11	Bank guarantee	2,00,00,000	Rs	1%	2.00
12	<b>Tentative valuation for stamp duty impact</b>				
a	Construction cost of rehab as per RR	2184.10	sqm	26620.00	581.41
b	Rental and relocation remuneration				60.95
c	Corpus remuneration				29.00
					671.36
13	Stampduty @			7%	47.00
14	Admin, marketing, consultants and other miscellaneous costs	58345.70	sft	100	58.35
					<b>1937.87</b>

15	Interest cost @ 12% avg.				
a	on 50% of items (1) for 1 years	688.48	lac of Rs		82.62
b	on 50% of item 2& 3 for 1 years	139.10			16.69
c	on 50% of items 4&5 for 1 years	30.48			3.66
d	on 50% of item 13 for 1 years	23.50			2.82
					<b>105.79</b>
	GRAND TOTAL				<b>2043.65</b>
	Rate per sft of salable area	58345.70	sft	<b>3502.66</b>	
	Add 3% contingency			105.08	
				3607.74	
		say		<b>3608.00</b>	